



# DEP Brownfields Success Story



## Former MGP Site Cambridge, MA

### Site History:

For close to a century the former Cambridge Gas and Light Company operated a Manufactured Gas Plant (MGP) in Kendall Square. Despite its attractive location, the property remained vacant for over 20 years in part due to significant subsurface MGP contamination.

In 1998 Lyme Properties purchased the 10-acre site from Commonwealth Energy, the successor to Cambridge Gas and Light Company, to redevelop it into a mixed-use Planned Unit Development (PUD). Approximately 1,300,000 square feet of space for hotel, residential, retail, entertainment, office and life science uses was planned as part of this development, as well as two underground parking structures to accommodate up to 2,000 vehicles.



### Environmental Solutions:

DEP worked with Lyme Properties and their consultant, The RETEC Group, Inc., to ensure that the remedial actions required under the Massachusetts Contingency Plan (MCP) allowed for coordinated property redevelopment. Environmental cleanup began in 1999.

Remediation costs exceeded \$25 million. Free phase coal tar waste and petroleum contamination were present at depth over the northern portion of the site. These contaminants were also present in the soil at significant concentrations throughout a large portion of the property. The construction of the main parking garage required that contaminated soil be excavated at depths up to 45-feet below grade. The construction of the second parking garage required that 650,000 tons of soil be excavated and removed from the site. Soil auguring with in-situ soil stabilization was conducted throughout a large portion of the area that has now been redeveloped.

In order to facilitate the project's phased redevelopment, regulatory flexibility was used to allow Response Action Outcomes (RAOs) Statements for the six property parcels to be filed at different times.

### Redevelopment:

As a result of the coordinated remedial action/redevelopment approach, construction of a 1,400-car underground parking garage, two commercial buildings totaling over 500,000 square feet, and open space was completed by 2003. Genzyme Corporation, an internationally recognized biotechnology firm, located their world headquarters on the site in a LEED rated green building. Other planned uses include a second underground parking garage and an additional 750,000 square feet of space consisting of a hotel and mixed-use retail, office and residential space. The Constellation Charitable Foundation plans to begin construction of a performing arts center on a portion of this property in 2005. The Foundation accessed state subsidized environmental insurance through the MassBusiness Brownfields Program to make this development possible. The remainder of the project will be complete by 2008.

#### For More Information Contact:

Northeast Brownfields Projects: Joanne Fagan, BWSC Northeastern Regional Office (617) 654-6652  
MA Brownfields Program: Catherine Finneran, DEP Brownfields Coordinator (617) 556-1138